

MEMORANDUM

Date: August 6, 2021
To: Nicholas Lowe, PE, City of Lake Elsinore
From: Spencer Reed, PE and Jason Pack, PE
Subject: **Tri Pointe Homes – Lakeside VMT Analysis Memorandum**

OC20-0795

Fehr & Peers is assisting with the transportation impact assessment for the proposed Tri Pointe Homes - Lakeside residential project (Project) located in Lake Elsinore, California. This memorandum presents an assessment of the need for a Vehicle Miles Traveled (VMT) analysis. The assessment shows that the Project is anticipated to result in a less-than-significant impact related to VMT and is not subject to a full VMT assessment. This memorandum utilizes screening criteria from the City of Lake Elsinore's *Traffic Impact Analysis Preparation Guide* (June 2020).

PROJECT DESCRIPTION

The Project is located on the east side of the intersection of SR-74 and Grand Avenue and is proposed to be a 140-unit residential development consisting of single-family homes. The Project will be developed on an approximately 20-acre lot, with the site beginning north of Grand Avenue and being bound by Hill Street on the south. Access to the Project will be provided at Jamieson Street. Surrounding the study area, the land use is generally residential.

VMT ANALYSIS

The City of Lake Elsinore *Traffic Impact Analysis Preparation Guide* (June 2020) provides a process for projects to be screened from full VMT assessment under the assumption that the Project will result in a less-than-significant transportation impact related to VMT. There are three types of screening criteria included in the *Traffic Impact Analysis Preparation Guide* (Transit Priority Area screening, low VMT area screening, and project type screening). The Project qualifies for Low VMT Area Screening based on the outputs of the Western Riverside Council of Governments (WRCOG) VMT screening tool (**Table 1**).



TABLE 1
WRCOG VMT SCREENING TOOL RESULTS

Criteria	Tri-Pointe Homes – Lakeside
Within a Transit Priority Area (TPA)?	No (Fail)
Within a low VMT generating TAZ based on Total VMT?	Yes (Pass) Jurisdictional Average (City of Lake Elsinore) 2012 daily total VMT per service population = 36.29 Project TAZ 2012 daily total VMT per service population = 28.23
Within a low VMT generating TAZ based on Residential Home-Based VMT?	Yes (Pass) Jurisdictional average (City of Lake Elsinore) 2012 daily residential home-based VMT per capita = 18.63 Project TAZ 2012 daily residential home-based VMT per capita = 14.42
Within a low VMT generating TAZ based on Home-Based Work VMT?	No (Fail) Jurisdictional average (City of Lake Elsinore) 2012 daily home-based work VMT per worker = 11.76 Project TAZ 2012 daily home-based work VMT per worker = 12.16

Notes:

- Parcel Screened: APN: 3779060022; TAZ: 3,521
- TPA designation is based on October 2018 conditions.
- Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.
- If VMT screening is desired for current baseline conditions, contact WRCOG for 2012 and 2040 VMT data. Interpolated VMT results can be obtained using the complete data set.
- VMT results do not account for full length of trips that occur beyond the SCAG region.

Source: <https://apps.fehrandpeers.com/WRCOGVMT/>

Projects can be presumed less-than-significant and screened from further VMT analysis when it meets the requirements outlined in the City’s guidelines for Low VMT area screening. The project’s ability to be screened from VMT assessment is summarized below in **Table 2**.



TABLE 2
LOW VMT AREA SCREENING CRITERIA

Criteria	Tri-Pointe Homes – Lakeside
Project is located within a low VMT area	The Project site is located entirely within a low VMT zone per the WRCOG VMT screening tool. See Table 1 for detailed screening results.
Project is similar to the existing land uses in the low VMT area	The existing land uses surrounding the Project site is primarily composed of single-family homes, similar to the proposed project. It is assumed that the proposed project would generate VMT at a similar rate as the existing homes within the project TAZ.
Project is not unique or otherwise would not be represented by the model	The proposed project includes 140 single-family residential units. This project is not unique and would be reasonably represented by existing residential uses currently coded into the RIVTAM travel-forecasting model.

Source: Fehr & Peers, 2021

CONCLUSIONS

This project meets all of requirements of screening under a low VMT area and can be presumed to have a less-than-significant transportation impact. No further VMT analysis will be performed as part of this assessment.

Appendix A. WRCOG VMT Screening Tool Results

The screenshot displays the WRCOG VMT Screening Tool interface. The main map shows a residential area with parcel boundaries highlighted in cyan. A search bar at the top left contains the text "Find address or place". A "VMT Impact Screening" dialog box is open, showing the "Input" tab with a dropdown menu set to "Western Riverside County Parcels..." and an "Execute" button. A results popup window is displayed over the map, providing details for APN:379060022; TAZ:3,521.

APN:379060022; TAZ:3,521

- Within a Transit Priority Area (TPA)?
No (Fail)
- Within a low VMT generating TAZ based on Total VMT?
Yes (Pass)
Jurisdictional average 2012 daily total VMT per service population = 36.29
Project TAZ 2012 daily total VMT per service population = 29.23
- Within a low VMT generating TAZ based on Residential Home-Based VMT?
Yes (Pass)
Jurisdictional average 2012 daily residential home-based VMT per capita = 18.63
Project TAZ 2012 daily residential home-based VMT per capita = 14.42
- Within a low VMT generating TAZ based on Zoom to

The "Layer List" panel on the right shows the following layers:

- All results based on RIVTAM Model.
- Western Riverside County Parcels (Zoom in to view)
- Transit Priority Area
- RIVTAM TAZs with total VMT per service population below jurisdictional average under 2012 base year model
- RIVTAM TAZs with Home-based VMT per resident below jurisdictional average under 2012 base year model
- RIVTAM TAZs with Home-based work VMT per worker below jurisdictional average under 2012 base year model
- RIVTAM TAZs with total VMT per service population below WRCOG subregional average under 2012 base year model
- RIVTAM TAZs with Home-based VMT per resident below WRCOG subregional average under 2012 base year model
- RIVTAM TAZs with Home-based work VMT per worker below WRCOG subregional average under 2012 base year model
- City Boundaries
- TUMF Zone Boundaries